120.0	0013	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	867,400 / 867,400
					USE VALUE:	867,400 / 867,400
					ASSESSED:	867,400 / 867,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		DICKSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOMBARD LEON E JR--ETAL
Owner 2:	LOMBARD NADINE M
Owner 3:	
Street 1:	20 GROVE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .193 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1850, having primarily Vinyl Exterior and 2322 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8413.000	396,700		470,700	867,400
Total Card	0.193	396,700		470,700	867,400
Total Parcel	0.193	396,700		470,700	867,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.56 | /Parcel: 373.56

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 136588

GIS Ref

GIS Ref

Insp Date 11/01/18

!9325!

PREVIOUS ASSESSMENT

Parcel ID: 120.0-0013-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	396,700	0	8,413.	470,700	867,400		Year end	12/23/2021
2021	101	FV	384,800	0	8,413.	470,700	855,500		Year End Roll	12/10/2020
2020	101	FV	384,900	0	8,413.	470,700	855,600	855,600	Year End Roll	12/18/2019
2019	101	FV	287,700	0	8,413.	477,400	765,100	765,100	Year End Roll	1/3/2019
2018	101	FV	287,700	0	8,413.	356,400	644,100	644,100	Year End Roll	12/20/2017
2017	101	FV	287,700	0	8,413.	322,700	610,400	610,400	Year End Roll	1/3/2017
2016	101	FV	287,700	0	8,413.	309,300	597,000	597,000	Year End	1/4/2016
2015	101	FV	280,800	0	8,413.	262,200	543,000	543,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:52:28

LAST REV

Date	Time
12/26/19	10:24:01
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9325

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	962-164		11/1/1982		75,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/26/2019	1519	Re-Roof	6,400					
5/5/1993	148	Manual	2,000	C				OPEN PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	BS	Barbara S
3/18/2009	Inspected	189	PATRIOT
1/6/2009	Measured	372	PATRIOT
2/16/2000	Entry Denied	268	PATRIOT
2/16/2000	Meas. Denied	268	PATRIOT
9/1/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	136588
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8413		Sq. Ft.	Site		0	70.	0.80	5									470,675						470,700	

Total AC/HA:	0.19314	Total SF/SM:	8413	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	470,675	Spl Credit		Total:	470,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	2 - Clapboard	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10219634
Const Adj.:	0.99197996
Adj $ / SQ:	142.136
Other Features:	92500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	487347
Depreciation:	90647
Depreciated Total:	396700

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

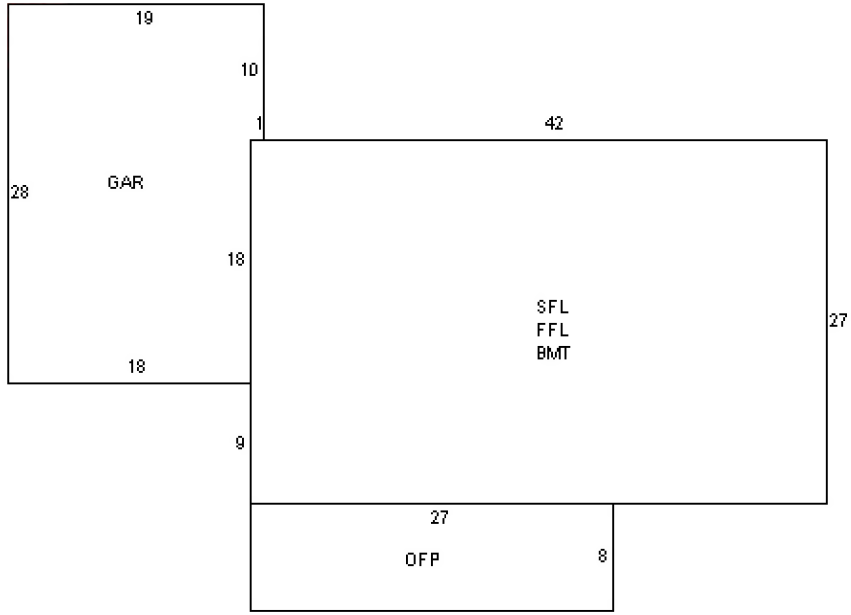
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	142.14
Special Features:	0	Val/Su Net:	94.16
Final Total:	396700	Val/Su SzAd	170.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,161	42.640	49,506
FFL	First Floor	1,161	142.140	165,020
SFL	Second Floor	1,161	142.140	165,020
GAR	Garage	514	19.700	10,128
OFP	Open Porch	216	23.950	5,172

Net Sketched Area:	4,213	Total:	394,846
Size Ad 2322	Gross Area 4213	FinArea	2322

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

120.0-0013-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	